

# PLANNING COMMISSION REPORT



MEETING DATE: December 10, 2003

ITEM NO. \_\_\_\_\_

GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

**AZ Power Sports**

## REQUEST

Request to approve:

1. A conditional use permit for automotive repair on a 1.3+/- acre parcel located at 7340 E McDowell Road, with Highway Commercial (C-3) zoning.
2. A conditional use permit for motorcycle sales and outdoor vehicular display (including all terrain vehicles) on a 1.36 +/- acre parcel located at 7340 E McDowell Road with Highway Commercial District (C-3) zoning.

**29-UP-2003 & 30-UP-2003**

### Key Items for Consideration:

- Change in use from retail to motorcycle sales, outdoor display and service and repair
- Impacts to surrounding property

### Related Policies, References:

- The site was annexed into the City in 1965
- Case 44-ZN-65 established the current C-3 zoning for the site
- Case 42-UP-90 approved a use permit a pool hall and games center for the site in 1990
- The building was subsequently used as a Book Store and Goodwill Industries Center

## OWNER

APACHE Honda-Yamaha-Suzuki  
602-973-5111

## APPLICANT CONTACT

Paul Sarantes  
Archicon LC  
602-222-4266

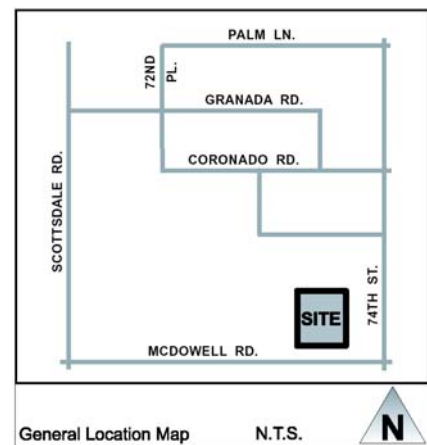
## LOCATION

7340 E McDowell Rd

## BACKGROUND

### Zoning.

The site is zoned Highway Commercial (C-3) District. The Highway Commercial (C-3) zoning district(s) allow for motorcycle and all terrain vehicle sales, automotive repairs including motorcycles and all terrain vehicles and outdoor sales display, subject to a conditional use permit. The site was annexed into the City in 1965 and zoning case 44-ZN-65 established the current C-3 zoning on the site. Case 42-UP-90 approved a use permit a pool hall and games center for the site and the building was subsequently used as a Book Store and Goodwill Center.



**General Plan.**

The General Plan Land Use Element designates the property as Mixed Use Neighborhoods. This category includes areas, which have strong access to multiple modes of transportation and major regional access and services and have a focus on human scale development. The category can accommodate higher density housing as well as office and retail uses.

**Context.**

This site is located east of the northeast corner of Scottsdale Road and McDowell Road, west of 74<sup>th</sup> street, and north of the Los Arcos site. The surrounding property is zoned Highway Commercial (C-3) along the north, east and west sides. Across McDowell Road to the south is also zoned Highway Commercial (C-3) and Shopping Center (C-S) District. Bill Heard Chevrolet is located west of the site with vehicle sales and storage lot situated north and west of the site. Arby's Restaurant is located to the east. The Single Family Residential (R1-7) Scottsdale Estates Subdivision is located about 120 feet north of the site, across the Bill Heard vehicle storage lot.

**APPLICANT'S  
PROPOSAL****Goal/Purpose of Request.**

The request is for use permit approval for motorcycle and alternative vehicle sales along with outdoor vehicle display sales and repair, related to the types of vehicles sold from the premises. The AZ Power Sports business is presently located along the west side Scottsdale Road south of Palm Lane and is seeking to relocate to this site to obtain additional space. The business sells dirt bikes and off road alternative vehicles such as ATV's as well as small water craft such as Jet Ski's, Wave Riders and Seadoo's. The request is for use permits pursuant to the C-3 zoning district for the following uses:

**Motor Cycle Sales and Outdoor Sales Display:** The sale of dirt bikes, off road alternative vehicles such as ATV's as well as small watercraft such as Wave Riders and Seadoo's is proposed at the site. The main showroom in the building will contain the primary display and sales of these vehicles. Vehicles being sold by this use will also be displayed outdoors, along the buildings south and east sides. Two approximate 12 by 50 foot display and sales pads (See Attachment #10) are proposed. Stipulations limit the outdoors sales display locations to defined and designated areas. Display pads will be set back from McDowell Road and integrated with landscaping improvements proposed for the site.

**Automotive Repair:** The repair and servicing of vehicles sold at this business will also be conducted at this site. The repair of dirt bikes, ATV's and small watercraft will occur at the rear, inside of the building. Repair is limited to the type of vehicles being sold at the facility noted above, and will be conducted completely within the building's repair area.

**Key Issues.**

- All motorcycle repair will occur completely within the building
- A stipulation provides that test driving of vehicles shall not occur along the rear portions of the site, in order not to affect residential areas to the north

- The site will be landscaped in conformance with the McDowell Road landscape theme
- The outdoor display pads will be integrated with site landscape improvements

## IMPACT ANALYSIS

### **Traffic.**

A trip generation analysis has been prepared for this site. The analysis provides that approximately 527 vehicles per day will be generated by this use on weekdays. AM and PM peak hour trips are anticipated to be approximately 31 and 49 vehicles per hour respectively. The site has full access to McDowell Road at a single driveway location, as well as shared access from the rear of the site to 74<sup>th</sup> Street to the east at the rear of the Arby's site. The report concludes that based on the size of the proposed vehicles sales, repairs and related retail facility, the use should not create any significant traffic impacts to the surrounding area.

### **Development information.**

- |                                    |  |
|------------------------------------|--|
| • <i>Existing Use:</i>             | Vacant Building  |
| • <i>Buildings/Description:</i>    | One existing building  |
| • <i>Parcel Size:</i>              | 1.06 acres   |
| • <i>Building Height Allowed:</i>  | 36 feet  |
| • <i>Existing Building Height:</i> | 20 feet  |
| • <i>Floor Area:</i>               | 13,495 square feet   |
| • <i>Parking:</i>                  | 58 spaces are required, 64 are provided.   |
| • <i>Other:</i>                    | Dirt bike and ATV outdoor display sales pads are located on south and east sides of building |

### **Water/Sewer.**

Existing City sewer and water facilities are located along McDowell Road and are provided to the site. No additional utility services are required as a result of this proposal.

### **Police/Fire.**

Rural Metro has reviewed this proposal and it meets the standards for fire and emergency vehicles access and turning radius for the site. The building also contains fire sprinklers.

### **Open space.**

The site plan contains sufficient open space to meet the requirements of the Ordinance. Adequate frontage open space is provided on the site to still permit the outdoor display sales pads proposed for this use. Additional landscaping is also proposed to enhance the site.

### **Policy implications.**

The McDowell Road Landscape theme will be implemented with the redevelopment of this site. Stipulations are provided to assure the use is suitable for this area and will not disturb neighbors located north of the site. The proposed use will serve to maintain and upgrade this area of the City.

**Use Permit Criteria.**

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

*This use will not create issues related to noise smoke, odor, dust, vibration or illumination. All vehicle repairs will be conducted indoors..*

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

*This use is not a significant generator of traffic or unusual character of traffic. A trip generation analysis prepared indicates that the use should not create any significant traffic impacts to the surrounding area*

3. There are no other factors associated with this project that will be materially detrimental to the public.

*A stipulation provides that testing driving of vehicles shall not occur along the rear portions of the site and access to 74<sup>th</sup> St.*

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

- *The proposed vehicle sales, repair and display use is reasonably compatible with the surrounding uses which all contain the similar C-3 zoning. The site is adjacent to an existing automobile sales and storage lot on the west and north sides that also has a significant service and repair facility.*

C. The additional conditions specified in Section 1.403 B Automotive Repair Facility, as applicable, have been satisfied.

1. All repairs must be conducted within a building.

*This will occur and has been stipulated with the case.*

2. Vehicular entry is from the rear of the site only and repair bay doors are separated from views from streets and residential areas by an alley, wall or other suitable means of landscaping.

*A single roll-up door is proposed for the building that is not visible from adjacent streets and is separated from residential areas to the north by walls, an alley and existing auto sales and display lot.*

3. All vehicles awaiting repair shall be screened from view by a masonry wall or landscape buffer.

*Vehicles waiting repair will be parked at the rear of the building and screened from view from street and adjacent neighbors by existing walls.*

**Section 1.403 K, Outdoor Vehicular Display**, criteria are as follows:

1. The maximum area for display shall not exceed twenty (20) percent of the total net lot area.

*The total outdoor display area is approximately 1,300 square feet or 3% of the net lot area.*

2. Display shall be limited to hard-surfaced display areas and shall be incorporated into a setting of meaningful open space.

*Display pads will be hard-surfaced and incorporated with but not located on the front and side yard open space areas. The site will be landscaped in compliance to the McDowell Road landscape theme.*

3. All areas designated for vehicle storage shall be screened from view by a masonry wall or approved landscape screen from streets and adjacent lots.

*All vehicle storage will occur within the building or at the rear of the site and properly screened and not visible for streets or adjacent properties.*

**Community involvement.**

The applicant contacted neighbors residing within 300 feet of the site with a letter and copy of the site plan for the proposed use. The neighbors were given a contact name if they desired more information or had any comments on the site. The site was also posted with a 4 x 4 foot red, Zoning Meeting sign providing the dates of the public hearing. No comments have been received on this project to date, by either the applicant or staff.

**Community Impact.**

The proposed motorcycle sales, service and outdoors sales display are surrounded by properties containing similar C-3 zoning. The site is adjacent to an existing automobile sales and storage lot on the west and north sides and McDowell Road along the south sides. This use subject to the stipulations including all repair to be conducted indoors and test driving of vehicles shall not occur along the rear portion of the site, will help to assure that no adverse impacts will be created by this use. The site will be landscaped in conformance with the McDowell Road landscape theme.

STAFF  
RECOMMENDATION

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE  
DEPT(S)

**Planning and Development Services Department**  
Current Planning Services

STAFF CONTACT(S)

Al Ward  
Senior Planner  
480-312-7067  
E-mail: [award@ScottsdaleAZ.gov](mailto:award@ScottsdaleAZ.gov)

APPROVED BY

---

Al Ward  
Report Author

---

Randy Grant  
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations for 29-UP-2003
- 5A. Stipulations for 30-UP-2003
6. Additional Information
7. Applicant's Traffic Study
- 7A. Traffic Impact Summary
8. Citizen Involvement
9. City Notification Map
10. Site Plan



# City of Scottsdale PROJECT NARRATIVE



- ☐ Rezoning ☐ Other  
☒ Use Permit  
☐ Development Review  
☐ Master Sign Programs  
☐ Variance

Case # \_\_\_\_\_ / 569 -PA- 03

Project Name AL POWER GREETINGS

Location 7340 E. McDowell Rd  
SCOTTSDALE, AZ 85257

Applicant \_\_\_\_\_

## SITE DETAILS

Proposed/Existing Zoning: C3

Parking Required: 58

Use: RETAIL USE

Parking Provided: 61+3 = 64 (EXISTING)

Parcel Size: 1.06 ACRES (45958 S.F.)

# Of Buildings: ONE (EXISTING)

☒ Gross Floor Area ☐ Total Units: 13,495 S.F.

Height: 28'-0" (EXISTING)

☒ Floor Area Ratio ☐ Density: 0.29

Setbacks: N- 75'-0" S- 22'-0"

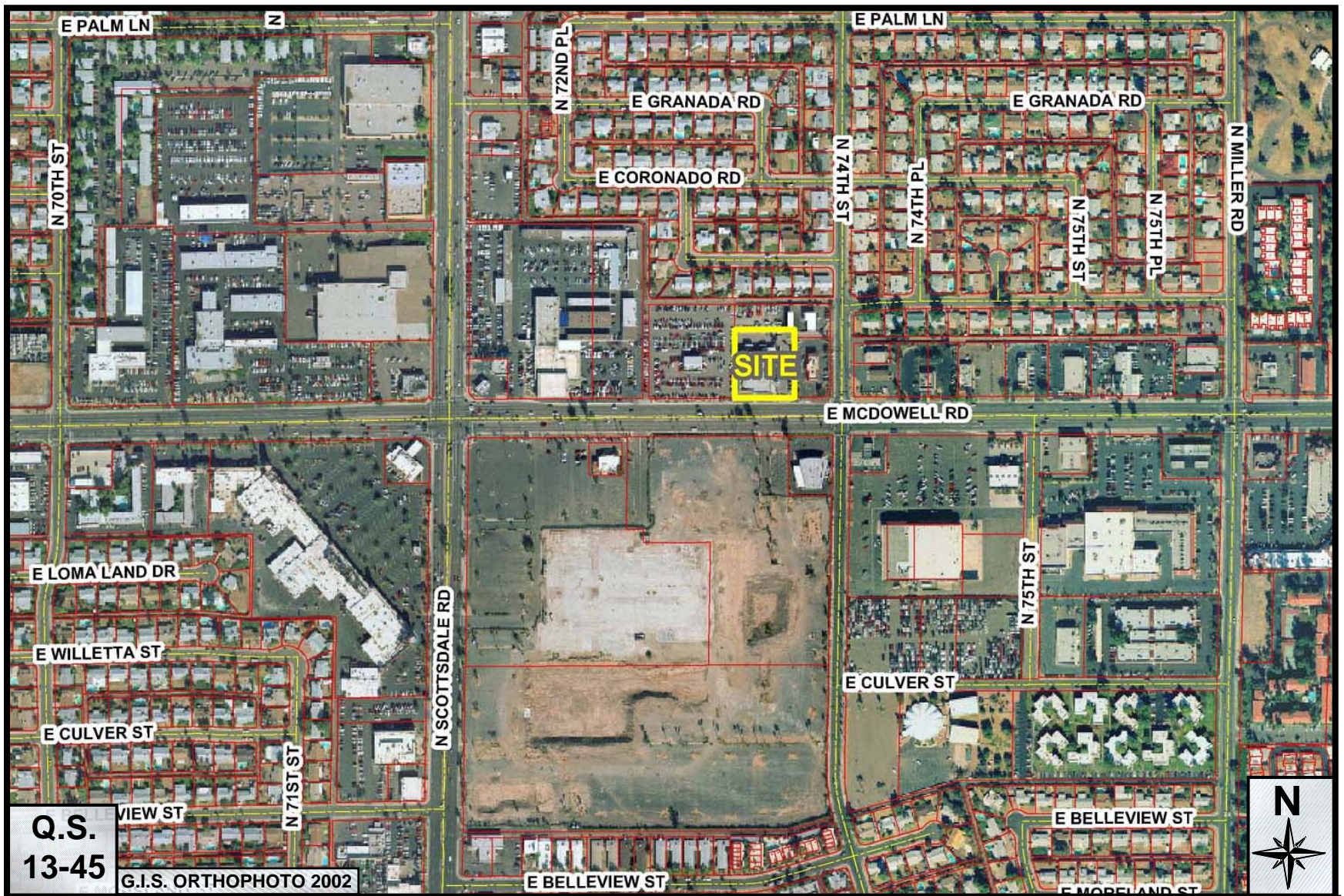
E- 91'-7" W- 10'-0"

In the following space, please describe the project or the request

THE PURPOSE OF THIS PROJECT IS TO ACQUIRE A USE PERMIT FOR THE CLIENT "AL POWER GREETINGS" TO BE LOCATED AT 7340 E. McDowell Rd. IN SCOTTSDALE, AZ. RETAIL SERVICES TO BE PROVIDED BY THE NEW TENANT IN THIS EXISTING BUILDING ARE THE FIXTURES, SERVICEING PARTS & ACCESSORIES FOR MOTORCYCLES, AND ALTERING VEHICLES. THE INTERIOR OF THE BUILDING WILL BE UPGRADED INTO DIFFERENT DEPARTMENTS IN AN OPEN FLOORPLAN LAYOUT TO PROVIDE THE SERVICES.

THE NEW TENANT WILL BE PROVIDING NEW LANDSCAPING ON THE SITE THAT MEETS THE CONFORMITY OF THE McDowell Blvd redevelopment project by the City of Scottsdale. THE EXISTING EXTERIOR ELEVATIONS OF THE BUILDING WILL REMAIN AS IS & WILL NOT BE ALTERED. DESIGNATED EXTERIOR DISPLAY AREA SURFACES WILL BE ON COMPACT DECOMPOSED GRANITE TO MATCH THE PROPOSED NEW LANDSCAPE PLAN.





AZ Power Sports

**29-UP-2003 & 30-UP-2003**



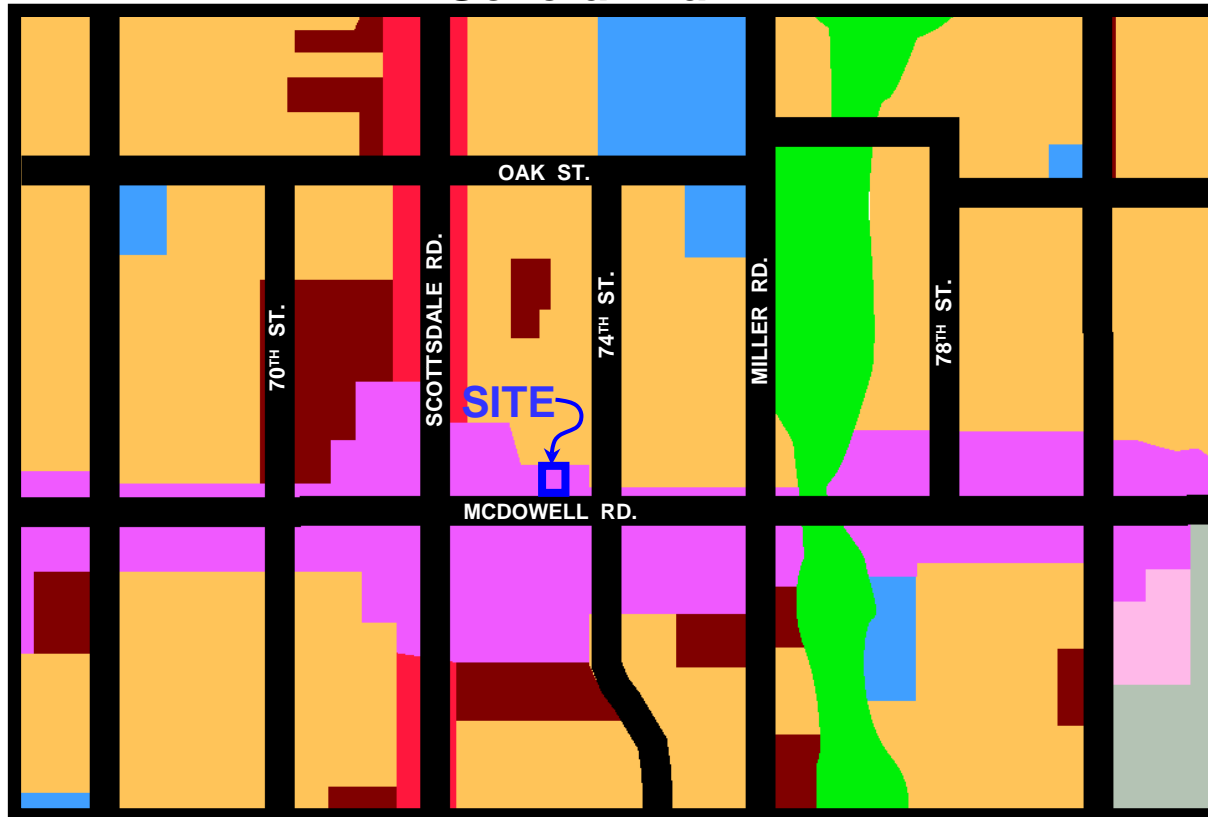


AZ Power Sports

29-UP-2003 & 30-UP-2003

ATTACHMENT #2A

# General Plan



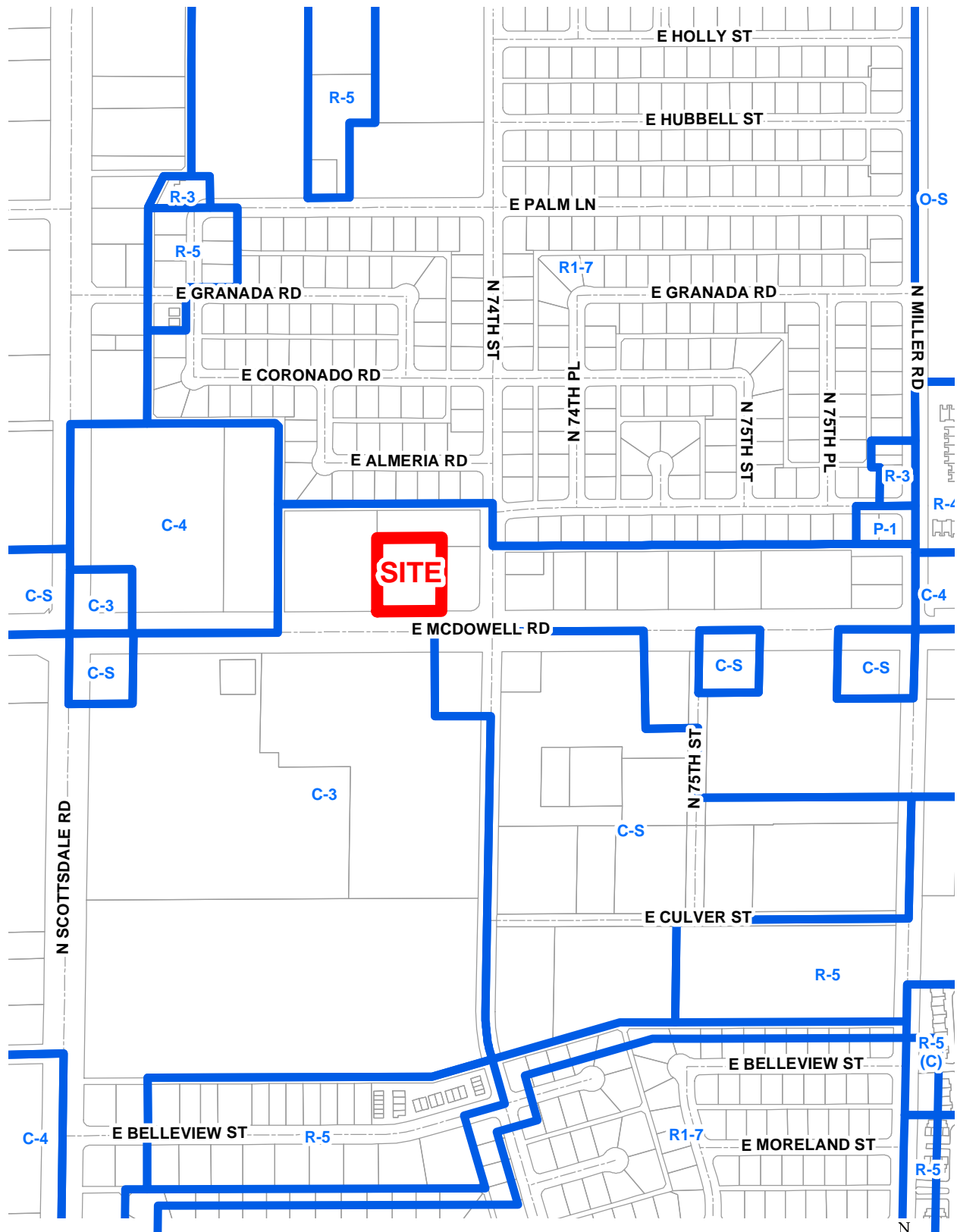
- |   |  |
|---|--|
| Rural Neighborhoods   | Commercial   |
| Suburban Neighborhoods                                      | Office   |
| Urban Neighborhoods   | Employment   |
| Mixed-Use Neighborhoods                                     | Natural Open Space   |
| Resorts/Tourism   | Developed Open Space (Parks)   |
| Shea Corridor   | Developed Open Space (Golf Courses)                                    |
| Mayo Support District                                       | Cultural/Institutional or Public Use                                   |
| Regional Use District                                       | State Trust Lands under State Land Commissioner's Order #078-2001/2002 |
| McDowell Sonoran Preserve (as of 4/2002)                    |  |
| Recommended Study Boundary of the McDowell Sonoran Preserve |  |
| City Boundary   | Location not yet determined  |



**29-UP-2003 &  
30-UP-2003**

Adopted by City Council October 30, 2001  
Ratified by Scottsdale voters March 12, 2002  
revised to show McDowell Sonoran Preserve as of April 2, 2002

**ATTACHMENT #3**





## STIPULATIONS FOR CASE 29-UP-2003

### PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform with the site plan submitted by Archicon, L.C. and dated 11/10/2003. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. SCREENING. A six (6) foot tall screen wall shall be constructed on the north property line, to the satisfaction of City staff.
3. REPAIR TYPE: The type of vehicular repair permitted on this site shall be limited to ATV, motorcycle and light watercraft vehicles (such as jet skis and similar). No automobile or boat repair shall be allowed.
4. INDOOR REPAIR. Future roll-up doors or access doors may be located on the north side, and shall be subject to staff approval. No vehicle service or repair shall be performed or be otherwise visible from outside of the building, in the area of the roll-up doors.
5. REPAIR AND STORAGE AREA. All repairs shall be contained within the building. No unassembled vehicles, repair activity or auto parts shall be visible. No vehicle testing or running of engines shall occur within the rear (north side) of the building including the 74<sup>th</sup> St. access driveway.
6. REPAIR STAGING AREA. All vehicles awaiting repair shall be located on the north side of the building.
7. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be twenty (20) feet above natural grade at the base of the light standard except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

### CIRCULATION

1. STREET CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

| Street Name/Type                 | Dedications                           | Improvements | Notes |
|----------------------------------|---------------------------------------|--------------|-------|
| McDowell Road/<br>Major Arterial | 65 ft half street<br>(65 ft existing) | Existing     |       |

2. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
  - a. McDowell Road- The developer shall dedicate a one foot wide vehicular non-access easement on this street except at the approved street entrance.
  - b. McDowell Road - There shall be a maximum of one site driveway onto McDowell Road.
  - c. McDowell Road - One right-in, right-out only driveway shall be located along McDowell Road.

### DRAINAGE AND FLOOD CONTROL

1. EXISTING STORMWATER STORAGE VOLUME. This site will not have any significant changes to the impervious areas that will result in an increased stormwater runoff. If any substantial improvements to the existing parking areas, landscape areas or building are proposed, then the existing stormwater storage volume shall not be reduced as a result of any proposed improvements.



## STIPULATIONS FOR CASE 30-UP-2003

### PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform with the site plan submitted by Archicon, L.C. and dated 11/10/2003. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed 36 feet in height, measured as defined by the Scottsdale Zoning Ordinance.
3. **VEHICLE TESTING.** No vehicle testing or running of engines shall occur within the rear (north) side of the building and no test drives shall be permitted along the site access to 74<sup>th</sup> St.
4. **DISPLAY AREAS.** The maximum area for display shall not exceed twenty (20) percent of the total net lot area, to the satisfaction of City staff. Outdoor vehicle display areas shall be clearly defined per the plans dated 11/10/2003 and be subject to staff approval.
5. **VEHICLE STORAGE.** All vehicle storage shall occur within the building or at the rear of the site, (north side of the building) screened from the street and adjacent properties, to the satisfaction of City staff.
6. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source shall be 20 feet above natural grade at the base of the light standard except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.
7. **LANDSCAPING.** Any new landscaping shall be in conformance with the McDowell Road Corridor Streetscape approved as part of case 99-DR-1995#2, to the satisfaction of City staff.

### CIRCULATION

1. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

| Street Name/Type                 | Dedications                           | Improvements | Notes |
|----------------------------------|---------------------------------------|--------------|-------|
| McDowell Road/<br>Major Arterial | 65 ft half street<br>(65 ft existing) | Existing     |       |

2. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
  - a. McDowell Road- The developer shall dedicate a one foot wide vehicular non-access easement on this street except at the approved street entrance.
  - b. McDowell Road - There shall be a maximum of one site driveway onto McDowell Road.
  - c. McDowell Road - One right-in, right-out only driveway shall be located along McDowell Road.
  - d. Maintain the open unrestricted access to 74<sup>th</sup> street.

DRAINAGE AND FLOOD CONTROL

1. EXISTING STORMWATER STORAGE VOLUME. This site will not have any significant changes to the impervious areas that will result in an increased stormwater runoff. If any substantial improvements to the existing parking areas, landscape areas or building are proposed, then the existing stormwater storage volume shall not be reduced as a result of any proposed improvements.

## **ADDITIONAL INFORMATION FOR CASE 29-UP-2003 & 30-UP-2003**

### **PLANNING/DEVELOPMENT**

1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. wall design,
  - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - c. signage,
2. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

### **ENGINEERING**

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.



3033 N. 44<sup>th</sup> Street  
Suite 375  
Phoenix, AZ 85018  
602/955-7206 FAX 602/955-7349

**LEE ENGINEERING**

November 10, 2003

Mr. Paul Sarantes  
Archicon L.C.  
4041 N. Central Avenue, Suite C-100  
Phoenix, Arizona 85012

**Re: Trip Generation Statement for Arizona Power Sports Store/Shop**

Dear Mr. Sarantes:


This letter provides trip generation results for a proposed all-terrain vehicle (ATV) store/shop to be located at 7340 E. McDowell Road in Scottsdale, Arizona. This trip generation statement letter has been requested by the City of Scottsdale in order to evaluate the trip generation characteristics of the proposed site as part of the Use Permit application process. The proposed building on-site will be approximately 13,495 square feet.

*Trip Generation, Sixth Edition*, published by the Institute of Transportation Engineers (ITE) 1997, was used to calculate trip generation totals for the site. The trip generation data provided by ITE is segregated into individual land uses. Since the proposed development is a fairly unique use, ITE does not provide any trip generation data specifically for the proposed use. Therefore, other land uses of similar nature or with similar aspects were examined as approximations for the actual proposed land use. The proposed ATV store/shop will focus on new vehicle sales, parts, and some servicing. Based on these characteristics, the land uses that were selected as approximations for the site include: Specialty Retail Center (#814), New Car Sales (#841), Automobile Parts Store (#843), and Tire Shop (#849). Other trip generation sources were also checked for land use/trip generation data pertaining to an ATV store/shop, but no data was found.

The trip generation totals of the land use approximations are shown in *Table 1* attached to this letter. For these land uses that are similar to the proposed land use or at least have similar operation and clientele characteristics, the overall trip generation totals (averaged for the land use approximations) are small. The daily trip generation approximation is 527 trips while the AM and PM peak hour estimates are less than 50 trips per hour for either peak hour.

Based on the size of the proposed store/shop and the approximations of land use from the available ITE data, the proposed store/shop should not create any significant traffic impacts to the surrounding area. The typical peak hour trip generation threshold for meriting further traffic analysis is 100 trips in any one peak hour.

Sincerely,

  
Jim C. Lee, P.E., Ph.D.  
President



Attachment

J:\JCL\79901 Arizona Power Sports Trip Gen Comparison\trip\_gen\_letter.wpd

29-UP-2003  
11/12/03

ATTACHMENT #7

**Table 1. Trip Generation for Approximate Land Uses**

| <b>Description</b> | <b>Land Use</b>                                   | <b>ATV Retail Store/Shop</b> | <b>ATV Retail Store/Shop</b> | <b>ATV Retail Store/Shop</b> | <b>ATV Retail Store/Shop</b> |
|--------------------|---|------------------------------|------------------------------|------------------------------|------------------------------|
|                    | <b>ITE Land Use Code</b>                          | 814                          | 841                          | 843                          | 849                          |
|                    | <b>ITE Land Use Title</b>                         | Specialty Retail Center      | New Car Sales                | Automobile Parts Store       | Tire Store                   |
|                    | <b>Land Use Variable (ft<sup>2</sup> GFA/GLA)</b> | 1,000                        | 1,000                        | 1,000                        | 1,000                        |
|                    | <b>Variable Amount</b>                            | 13.495                       | 13.495                       | 13.495                       | 13.495                       |
| <b>Trip Rates</b>  | <b>Weekday</b>                                    | 40.67                        | 37.50                        | 61.91                        | 24.87                        |
|                    | <b>AM Peak Hour</b>                               | not available*               | 2.21                         | 2.21                         | 2.85                         |
|                    | <b>PM Peak Hour</b>                               | 2.59                         | 2.80                         | 5.98                         | 4.12                         |
| <b>Inbound %s</b>  | <b>Weekday</b>                                    | 50%                          | 50%                          | 50%                          | 50%                          |
|                    | <b>AM Peak Hour</b>                               | -                            | 73%                          | 51%                          | 64%                          |
|                    | <b>PM Peak Hour</b>                               | 43%                          | 40%                          | 49%                          | 42%                          |

|              |                                 |     |     |     |     | <b>Average of Land Use Approximations</b> |
|--------------|---------------------------------|-----|-----|-----|-----|---|
| <b>Trips</b> | <b>Weekday</b>                  | 549 | 506 | 752 | 302 | 527                                       |
|              | <b>AM Peak Hour Inbound</b>     | -   | 22  | 14  | 22  | 19  |
|              | <b>AM Peak Hour Outbound</b>    | -   | 8   | 13  | 13  | 11  |
|              | <b>AM Peak Hour Trip Ends**</b> | -   | 30  | 27  | 35  | 31  |
|              | <b>PM Peak Hour Inbound</b>     | 15  | 15  | 36  | 21  | 22  |
|              | <b>PM Peak Hour Outbound</b>    | 20  | 23  | 37  | 29  | 27  |
|              | <b>PM Peak Hour Trip Ends</b>   | 35  | 38  | 73  | 50  | 49  |

Note: ITE Trip Generation does not have a specific land use for ATV Retail Store/Shop; therefore, the closest similar land uses have been presented as approximations

\* No data because the land use is not open for business during the AM peak period (7-9am)

\*\* AM Peak Hour Trip Ends are only averaged for the land uses with data

Source: Trip Generation Manual, Sixth Edition, Institute of Transportation Engineers, 1997.



**NORTH SCOTTSDALE COLLISION  
TRAFFIC IMPACT ANALYSIS SUMMARY  
29-UP-2003/30-UP-2003**

**Prepared by: Phillip Kercher, Traffic Engineering**  
**Trip Generation Comparison Prepared by: Jim Lee, Lee Engineering**

**Existing Conditions:**

The subject site is located on McDowell Road just west of 74<sup>th</sup> Street. McDowell Road is a major arterial street. It has three lanes in each direction separated by a raised, landscaped median. The site also has a driveway connection to 74<sup>th</sup> Street. 74<sup>th</sup> Street is a local collector street. The intersection of McDowell Road and 74<sup>th</sup> Street is signalized.

There is an existing building on the site. The site driveway on McDowell Road is restricted to right-in, right-out only. The driveway on 74<sup>th</sup> Street is full access.

**Proposed Development:**

The 1.06-acre site currently has a zoning designation of General Commercial (C-3). The applicant is requesting use permits to allow motorcycle/ATV sales and service. The proposed uses would occupy the existing 13,495 square foot building. The applicant is not proposing any changes to the current site access – one driveway on McDowell Road and one driveway on 74<sup>th</sup> Street.

The trip generation numbers for the proposed development are presented in the table below.

**TRIP GENERATION COMPARISON TABLE**

| Land Use  | Daily Total | AM Peak Hour |     |       | PM Peak Hour |     |       |
|---|-------------|--------------|-----|-------|--------------|-----|-------|
|   |             | In           | Out | Total | In           | Out | Total |
| ATV Retail Sales and Repair (C-4)<br>13,500 sq ft | 527         | 19           | 11  | 31    | 22           | 27  | 49    |

This trip generation is based on data contained in the Institute of Transportation Engineer's *Trip Generation* manual. The applicant has provided a trip generation comparison prepared by Lee Engineering. For the proposed use, the *Trip Generation* manual does not provide data for the proposed land use. Lee Engineering estimated the daily and peak hour trips based on trip generation calculations for similar land uses.

**Summary:**

The approval of the request to approve the use permits for this 1.06-acre parcel would allow the operation of a motorcycle/ATV sales and service center. Access to the proposed development will be from existing driveways on McDowell Road and 74<sup>th</sup> Street. The driveway on McDowell Road is restricted to right-in, right-out only. The development of an automobile collision repair center will likely yield 527 daily trips with 31 occurring during the a.m. peak hour and 49 occurring during the p.m. peak hour. These peak hour traffic volumes are not large enough to have a significant impact on the adjacent roadway network.



ARCHICON, L.C.

Architecture & Interiors

November 11, 2003

City of Scottsdale  
Alan Ward, Senior Planner  
7447 E. Indian School Road  
Scottsdale, AZ 85251

Re: Neighborhood Involvement Report  
Use Permit Application - AZ Power Sports

Neighborhood Involvement Report:

Refer to the attach list of neighborhood and business's that were contacted per the request of the City of Scottsdale requirements for notification.

The neighbors and business were contacted on November 03, 2003. All parties were notified once via a letter and delivered via the United States Postal Service.

As of today no neighbors or business have made comments or correspondence to the stated contact with in the notification letter.

Refer to the attach letter and site plan submitted to the surrounding neighbors and business's.

Refer the attached map showing the notification of neighbors and business's

4041 North Central Avenue  
Suite C-100  
Phoenix, Arizona 85012  
Tele: 602.222.4266



ARCHICON, L.C.

Architecture & Interiors

November 4, 2003

AZ Power Sports  
7340 East McDowell Road  
Scottsdale, AZ 85257

To Whom It May Concern:

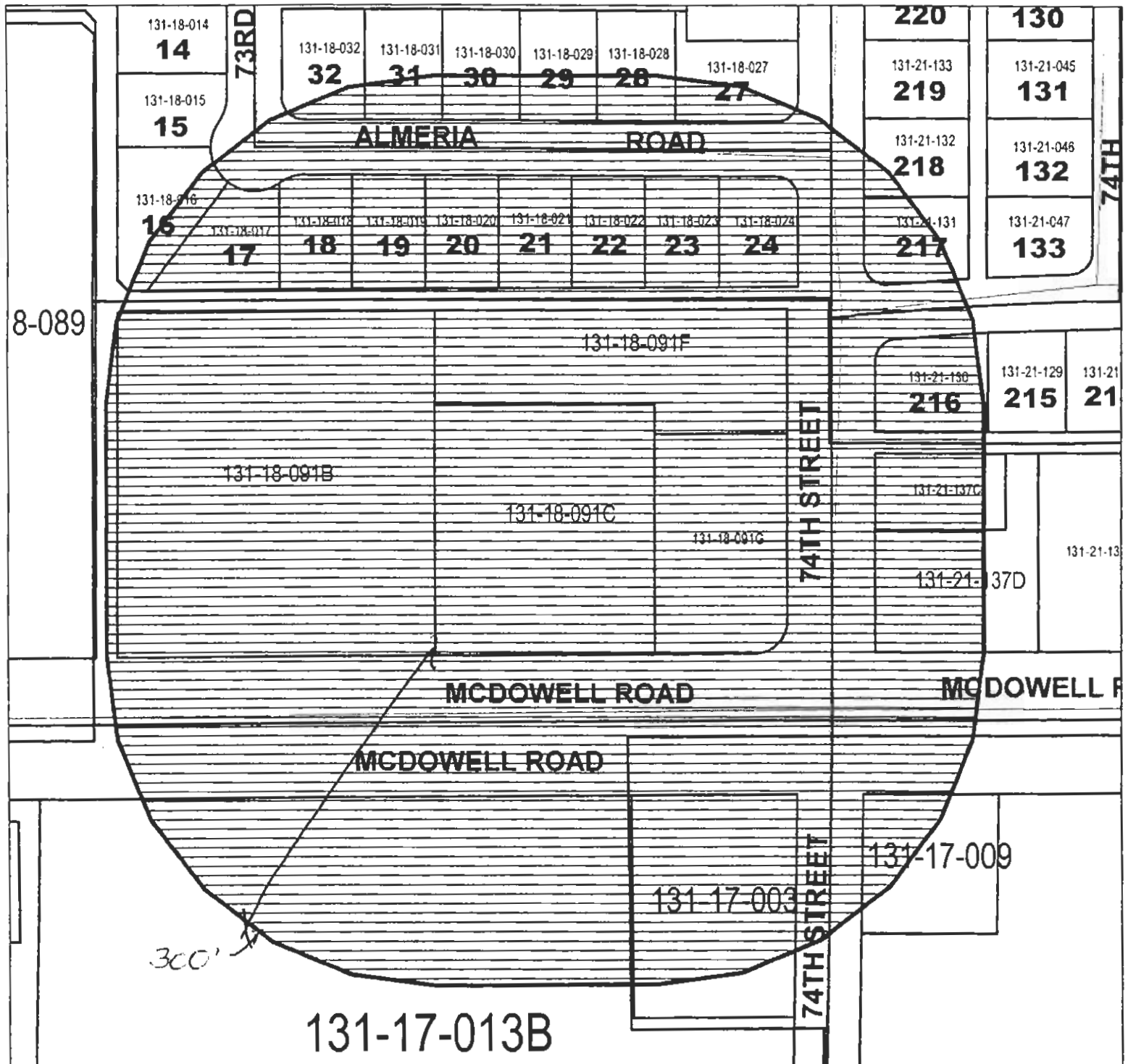
Per the request of the City of Scottsdale, this letter is to inform you that AZ Power Sports is applying for a Use Permit and will be occupying the retail store on 7340 East McDowell Road. The current zoning of the property is C-3. Under the zoning requirements, AZ Power Sports will be operating as a retail establishment specializing in selling, servicing, parts and accessories for motorcycles and all terrain vehicles.

Should you have any questions or enquires regarding the services being rendered at this location please contact:

Paul Sarantes  
Archicon Architects and Interiors  
4041 North Central Ave., Ste C-100  
Phoenix, Arizona 85012  
Tele: 602.222.4266

Email Address: Pauls@Archicon.com

# County Parcels





BAKER JOHN F TR  
7405 E ALMERIA ST  
SCOTTSDALE, AZ 85257 USA  
Parcel: 131-21-130

SEROKA CHESTER I/JO ANN TR  
7337 E ALMERIA  
SCOTTSDALE, AZ 85257 USA  
Parcel: 131-18-024

MCGILL BETTY M  
7314 E ALMERIA  
SCOTTSDALE, AZ 85257 USA  
Parcel: 131-18-031

SHIPP LTD  
7001 E 1ST AVE  
SCOTTSDALE, AZ 85251 USA  
Parcel: 131-18-091 B

SHERIDAN BILLY & ALICE M  
7333 E ALMERIA  
SCOTTSDALE, AZ 85257 USA  
Parcel: 131-18-023

SCHROCK SUSAN G  
8310 E MCDONALD DR UNIT 9108  
SCOTTSDALE, AZ 85250 USA  
Parcel: 131-21-131

CARLOCK RICHARD T & LOIS R  
7327 E ALMERIA  
SCOTTSDALE, AZ 85257 USA  
Parcel: 131-18-022

BUXTON BRIAN K  
7323 E ALMERIA RD  
SCOTTSDALE, AZ 85257 USA  
Parcel: 131-18-021

SILVER ERIC  
7317 E ALMERIA  
SCOTTSDALE, AZ 85257 USA  
Parcel: 131-18-020

PALACE SWANS LLC  
712 VINEDO LN  
TEMPE, AZ 85284 USA  
Parcel: 131-18-019

PLANETA PROPERTIES LIMITED PARTNERSHIP AL  
PO BOX 2118  
SCOTTSDALE, AZ 85252 USA  
Parcel: 131-21-137 C

PLANETA PROPERTIES LIMITED PARTNERSHIP AL



PO BOX 2118  
SCOTTSDALE, AZ 85252 USA  
Parcel: 131-21-137 D

EQUILON ENTERPRISES LLC  
P O BOX 4369  
HOUSTON, TX 77210 USA  
Parcel: 131-17-009

LANOUAR RIDHA/ANNE R  
1702 N 73RD ST  
SCOTTSDALE, AZ 85257 USA  
Parcel: 131-18-016

VALLEY NATL BK OF ARIZ  
ERNST & YOUNG LLP  
P O BOX 1919  
WICHITA FALLS, TX 76307 USA  
Parcel: 131-17-003

OHARA CASEY E/MARY C TR  
1709 N 74TH ST  
SCOTTSDALE, AZ 85257 USA  
Parcel: 131-21-132

ROSE GEORGE R/MICHELLE R  
7308 E ALMERIA RD  
SCOTTSDALE, AZ 85257 USA  
Parcel: 131-18-032

LOS ARCOS DEVELOPMENT LLC  
4040 E CAMELBACK RD  
#250  
PHOENIX, AZ 85018 USA  
Parcel: 131-17-013 B

FILER C DON/SALLIE L  
PO BOX 5783  
CAREFREE, AZ 85377 USA  
Parcel: 131-18-091 G

SHIPP LTD  
PO BOX 356  
SCOTTSDALE, AZ 85252 USA  
Parcel: 131-18-091 C

AGUIRRE JUAN R  
7307 E ALMERIA RD  
SCOTTSDALE, AZ 85257 USA  
Parcel: 131-18-018

BELAK JOHN J/JANETTE H  
1702 N 74TH ST  
SCOTTSDALE, AZ 85257 USA  
Parcel: 131-18-027

HARRIS JAMES R & EARLENE  
7330 E ALMERIA RD  
SCOTTSDALE, AZ 85257 USA

Parcel: 131-18-028

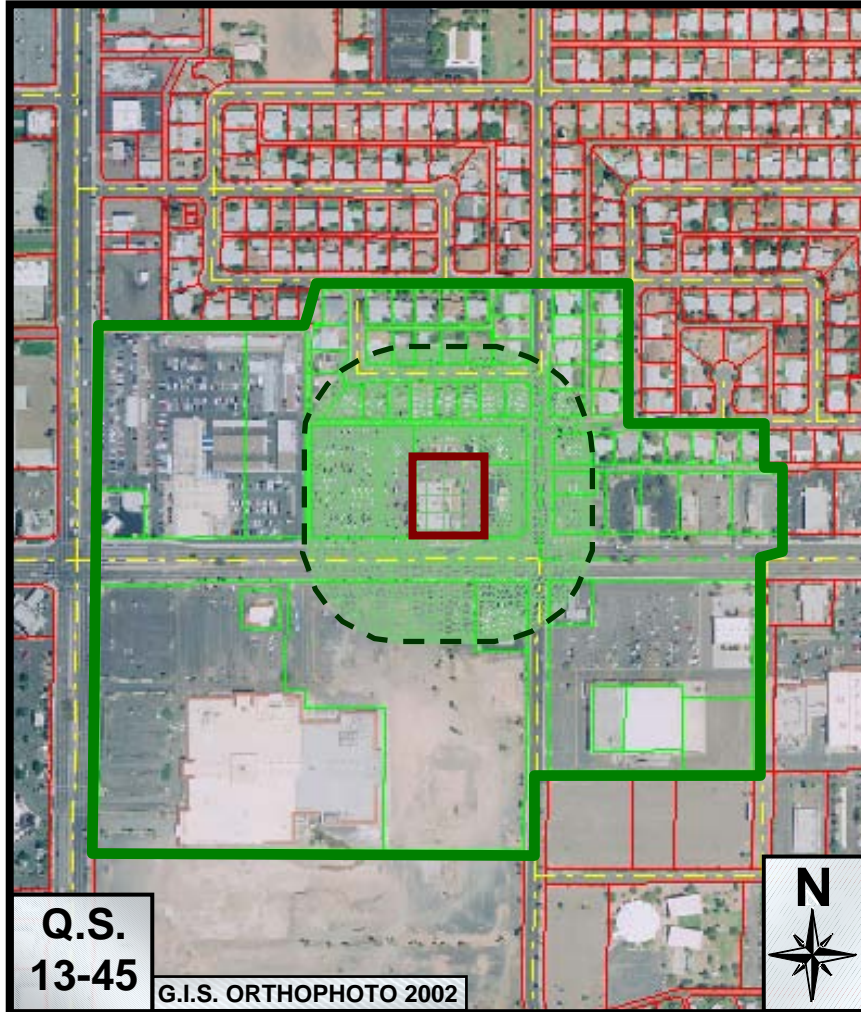
FILER C DON/SALLIE L  
PO BOX 5783  
CAREFREE, AZ 85377 USA  
Parcel: 131-18-091 F

ESCALANTE DELIA P  
7326 E ALMERIA  
SCOTTSDALE, AZ 85257 USA  
Parcel: 131-18-029

CROWE HOWARD W & DORIS R  
7301 E ALMERIA RD  
SCOTTSDALE, AZ 85257 USA  
Parcel: 131-18-017

NIETO JOSE/ANGELICA  
7320 E ALMERIA  
SCOTTSDALE, AZ 85257 USA  
Parcel: 131-18-030

# City Notifications – Mailing List Selection Map



## Additional Notifications:

- Interested Parties List
- Scottsdale Coalition

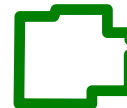
## Map Legend:



Site Location



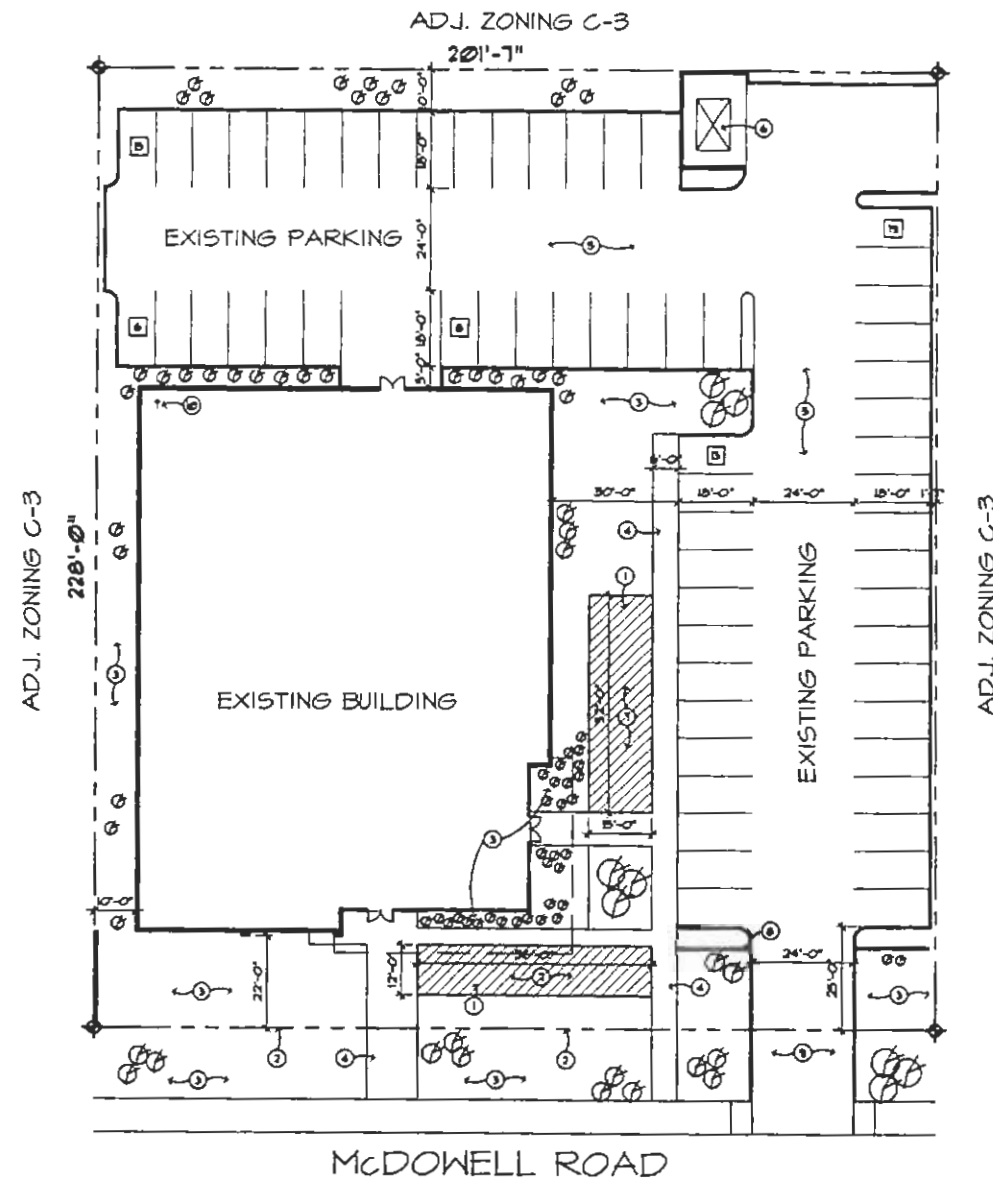
Properties within 300-feet



Extended Selection  
(Additional properties notified)

**AZ Power Sports**

**29-UP-2003 & 30-UP-2003**



# AZ POWER SPORTS

7340 E. MCDOWELL ROAD  
SCOTTSDALE, ARIZONA

**ARCHICON, L.L.C.**  
Architecture & Interiors  
4611 N. CENTRAL, SUITE C-100  
PHOENIX, ARIZONA 85012  
(602) 222-4166  
FAX (602) 279-0206  
WWW.ARCHICON.COM

**AZ POWER SPORTS**  
7340 E. McDOWELL RD.  
SCOTTSDALE, AZ

|                          |   |
|--------------------------|---|
| PROJECT                  | AZ POWER SPORTS                         |
| ADDRESS                  | 7340 E. McDOWELL ROAD<br>SCOTTSDALE, AZ |
| EXISTING ZONING          | C-3                                     |
| SITE NET AREA            | 43,358 SF. ( 1.06 ACRE )                |
| SITE GRASSY AREA         | 19,640 SF. ( 1.36 ACRE )                |
| PARCEL #                 | 93-18-050C                              |
| EAST. BUILDING AREA      | 52.5 TO SF.                             |
| EAST. BUILDING FOOTPRINT | 0.45 SF.                                |
| BUILDING HEIGHT          | 36'-0" MAX                              |

CLIENT : MIKE RICHARDS  
APACHE HONDA YAMAHA SUZUKI  
3615 E CAPITALBACK ROAD  
PHOENIX, AZ 85018  
TEL: (602) 973-9311

**ARCHITECT:** ARCHCON, LC  
4641 N. CENTRAL AVE. STE-C-100  
PHOENIX, AZ 85010  
CONTACT: PAUL BARANTEB  
TEL: (602) 777-4266  
FAX: (602) 778-4086  
E-MAIL: paula@archcon.com

| <u>PARKING REQUIRED</u> |                 |        |
|-------------------------|-----------------|--------|
| OFFICE                  | 123.60 / 250    | = 03   |
| SERVICE/REPAIR          | 7500.9 B.P.     |        |
| % OF DAYS + 3           | 30%PA / DAY     | = 9    |
| FAREDS                  | 0400.0 / 250    | = 20   |
|                         | 0000.7 B.P.     |        |
| RETAIL                  | 0000.7 / 250    | = 44.0 |
| OUTDOOR DISPLAY         | = 20            |        |
| EMPLOYEE PARK           | 170 Q/D DISPLAY | = 1    |
| CUSTOMER PARK           | 170 Q/D DISPLAY | = 1    |

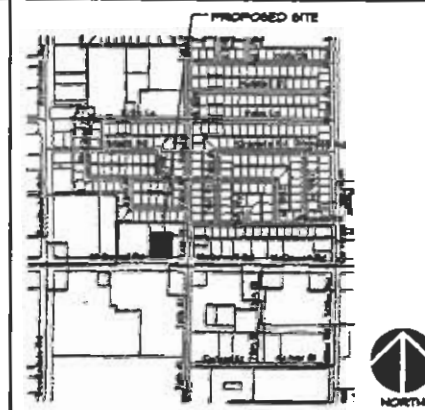
|                          |                |      |
|--------------------------|----------------|------|
|                          | TOTAL REQUIRED | = 58 |
| EXISTING PARKING ON SITE |                | = 61 |
| * OF SERVICE DAYS        |                | = 3  |
| TOTAL PARKING PROVIDED   |                | = 64 |

## 12 PROJECT TEAM

- ① COMPRESSED DECOMPOSED GRANITE
- ② EXISTING SETBACK LINE
- ③ EXISTING LANDSCAPE AREA TO BE REPLANTED.
- ④ EXISTING PUBLIC WALKWAYS TO REMAIN.
- ⑤ EXISTING ASPHALTIC PAVING TO REMAIN.
- ⑥ EXISTING REFUSE DUMPSTER WITH SCREEN WALL ENCLOSURE TO REMAIN.
- ⑦ OUTDOOR DISPLAY AREA
- ⑧ EXISTING SCREEN WALL
- ⑨ EXISTING DRIVEWAY
- ⑩ EXISTING FIRE RISER LOCATION

## 17 PROJECT DATA

SITE NET AREA  $49,906 \text{ SF.}$   
 BLDG. FT. -  $207' \times 64' \text{ MAX.}$   
 OPEN SPACE REQUIRED:  
 (FOR FIRST 12' H.T.)  $= 49,906 \times .1$   
 OPEN SPACE REQUIRED:  
 (FOR NEXT 8' H.T.)  $= 32,060 \text{ SF.}$   
 TOTAL OPEN SPACE REQUIRED:  $= 8,267 \text{ SF.}$   
 OPEN SPACE PROVIDED:  $= 129,533 \text{ SF.}$   
 OPEN SPACE AS FRONTAGE OPEN SPACE REQUIRED:  
 $8,267 \text{ SF.} \times .5 = 3,461 \text{ SF.}$   
 FRONTAGE OPEN SPACE PROVIDED:  $= 3,960 \text{ SF.}$   
 PARKING AREA:  $16,410 \text{ SF.}$   
 LANDSCAPE AREA REQUIRED:  $16,410 \text{ SF.} \times .5 = 7,410 \text{ SF.}$   
 LANDSCAPE AREA PROVIDED:  $24,000 \text{ SF.}$   
 LANDSCAPE ISLAND AREA REQ.:  $3,410 \text{ SF.} \times .5 = 823 \text{ SF.}$   
 LANDSCAPE ISLAND AREA PROVIDED:  $810 \text{ SF.}$



### 18 VICINITY MAP

23 AREA CALC

## 24 KEY NOTES

[illegible]

THESE DRAWINGS ARE "NOT FOR CONSTRUCTION" UNLESS ALL ITEMS ARE INDICATED AND DATED

|  |  |  |
|--|--|--|
| SUBMITTED TO CITY<br>ISSUES FOR BOARD<br>FROM: [blank] [blank]<br>DATE: [blank] [blank]<br>BY: [blank] [blank]                         |  |  |
| CITY APPROVAL  |  |  |
| ISSUED FOR COMPTON<br>S.E. SMALL, JR. 24<br>2000 [blank] [blank]<br>[blank] [blank] [blank] [blank]<br>[blank] [blank] [blank] [blank] |  |  |

**SHEET NO.:**

SITE PLAN

PLANT DATE

G:/1-~~WOL~~/0315138-01/  
2002 AO. 6

A0

11075